



REDEVELOPMENT AGENCY AGENDA
MEETING OF: APRIL 21, 2004

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 12:33 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, BROWN, WEEKLY, MACK, and MONCRIEF

ALSO PRESENT: DOUG SELBY, Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Clark County Government Center, 500 S. Grand Central Pkwy.

Grant Sawyer Building, 555 E. Washington Avenue

(12:33)

3-741

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 2004

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF MARCH 3, 2004

MOTION:

REESE – APPROVED by Reference – UNANIMOUS with Ward 2 seat vacant

MINUTES:

There was no discussion.

(12:33 – 12:34)

3-748

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: CHRIS KNIGHT, ACTING

SUBJECT:

REPORT REGARDING THE PROGRESS OF THE RETAIL PLAZA BEING DEVELOPED BY EDMOND TOWN CENTER, LLC, ON THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL B, LOCATED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

In consideration of an extension fee and progress of the Developer, and pursuant to the Agency action taken on March 17, 2004, the Agency granted a one-time extension for the Developer to close on its Development Loan and to commence construction by July 7, 2004, and to complete construction by July 7, 2005. A representative of the Developer will provide an update on the project.

RECOMMENDATION:

Report only, no action required

BACKUP DOCUMENTATION:

1. Site Map
2. Disclosure of Principals

Submitted at meeting: letter dated 4/19/2004 to Bill Arent regarding DDA as amended 9/3/2003 and 4/18/2004 Lease Update for Edmond Town Center

MOTION:

None required. A report was given.

MINUTES:

CHRIS KNIGHT, Acting Director, Business Development Office, indicated that in March of this year JOHN EDMOND, developer of Edmond Town Center, was granted an extension for his development on the corner of Owens and H Street. Construction will commence 7/7/2004 and be completed by 7/7/2005. As part of the agreement MR. EDMOND is required to provide a monthly progress report on the leasing efforts, on which he submitted a list.

MR. EDMOND reviewed the submitted list. Since the last update, a 10,000 square foot 99 Cent Store lease was signed. Over 18,000 square feet currently under LOI is being converted into leases, with another 33,000 of LOIs under negotiation. He felt confident about construction commencing on time and that the project will be successful.

REDEVELOPMENT AGENCY MEETING OF APRIL 21, 2004

Business Development

Item 2 - REPORT REGARDING THE PROGRESS OF THE RETAIL PLAZA BEING DEVELOPED BY EDMOND TOWN CENTER, LLC, ON THE 11.1-ACRE SITE COMMONLY KNOWN AS SITE PARCEL B, LOCATED AT THE SOUTHWEST CORNER OF "H" STREET AND OWENS AVENUE, APN 139-28-503-024 - WARD 5 (WEEKLY)

MINUTES – Continued:

MR. KNIGHT indicated that Council directed Business Development staff to give monthly update reports on the status of ongoing development projects. He asked if MR. EDMOND'S monthly report could be melded into the monthly project report. MEMBER WEEKLY responded in the affirmative.

(12:34 – 12:37)

3-755

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: APRIL 21, 2004

CITIZEN PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

BEATRICE TURNER, West Las Vegas resident, pointed out that no one will invest good money in the Edmond Town Center project with the existence of the housing project at the corner of Owens and Monroe. Madison Terrace needs to go, because it is infested with rats. Lastly, she asked the Mayor to step down from the Council to save the City embarrassment.

(12:37 – 12:39)

3-860

JERRY NEAL, Secretary Marble Manor Resident Council, indicated that he previously invited the Agency members to visit Marble Manor to see how bad the water pressure problem is at the complex and the entire surrounding area.

(12:39 – 12:42)

3-943

TODD FARLOW, 240 N. 19th Street, showed pictures of a housing project that was done in the Netherlands that uses solar energy. This is a project the United States should look into and make it affordable for the masses.

(12:42 – 12:44)

3-1055

ALMA RAMIREZ admonished the citizens that politicians and governmental agencies make a lot of promises they do not keep. The people she has seen in action have no ethics.

(12:44 – 12:46)

3-1121

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF APRIL 21, 2004
Citizen Participation

MINUTES – Continued:

DOROTHY BARNES, Las Vegas resident, said that as a homeless person she has been mistreated and given the runaround. She would like to see the City create an emergency housing program for people with disabilities or small children so that they do not have to wait on the list to get assistance. She is tired of being sent from pillar to post. She wants a place to call her home no matter how small.

(12:46 – 12:50)

3-1208

THE MEETING ADJOURNED AT 12:50 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
June 9, 2004

Barbara Jo Ronemus, Secretary